

**MANSFIELD DOWNTOWN PARTNERSHIP  
PLANNING AND DESIGN COMMITTEE  
Town Hall – Conference Room B**

**Monday, September 24, 2012**

**MINUTES**

Members: Steve Bacon, Laurie Best, Manny Haidous, Chris Kueffner, Frank McNabb, Ruth Moynihan, Peter Millman, Betsy Paterson, Karin Randolph

Staff: Cynthia van Zelm

Guest: Macon Toledano, Senior VP of Planning and Development at LeylandAlliance; Linda Painter, Mansfield Director of Planning and Development

**1. Call to Order**

Steve Bacon called the meeting to order at 5:02 pm.

**2. Public Comment**

There was no public comment.

**3. Approval of Minutes from June 19, 2012**

Peter Millman made a motion to approve the June 19, 2012 minutes. Frank McNabb seconded the motion. Ruth Moynihan and Karin Randolph abstained. The motion was approved.

**4. Review of Proposed Plans for Grocery Store**

Macon Toledano showed a Power Point presentation of the proposed Price Chopper grocery store. Storrs Center Alliance has submitted an amendment to the Storrs Center Special Design District zoning and map to allow for the grocery store to be built at the proposed height and change the parking.

Steve Bacon noted that the application is from Storrs Center Alliance only, and not the Partnership. The Committee is not being asked to approve this change or make a recommendation to the Planning and Zoning Commission.

Mr. Toledano said the proposed plans do not include underground parking which was originally proposed, but surface parking. The goal was always to include a grocery store in the proposed location. Mr. Toledano said underground parking became unrealistic given the cost and customer needs. Mr. Toledano said the plan is to include pergolas and landscaping along Storrs Road to buffer the parking lot from the Storrs Road view. The lot is proposed to have 125 spaces.

Mr. Toledano said someone will be able to walk along the Community Center pedestrian pathway, across Storrs Road, by the front of the store and then to Wilbur Cross Way.

The building height it proposed to be 45 feet with a partial 2<sup>nd</sup> floor where a café and a public meeting room will be located. There will be windows on the Storrs Road side.

Mr. Toledano noted that this is a zone change; the actual zoning permit will go through the administrative approval process as the other permit applications have done.

Mr. Toledano noted that there is a big elevation change on Wilbur Cross Way. More trees were added at the suggestion of former PZC Chair Rudy Favretti to screen the back of the Post Office.

Mr. Toledano showed the concept for a 5,000 square foot building that will hold the Storrs Road/Charles Smith Road corner.

Mr. Millman said the design is similar to the old Pike's Place Market in Seattle.

Manny Haidous asked if the grocery store will be handicapped accessible. Mr. Toledano replied in the affirmative. Mr. Haidous suggested that there needs to be the appropriate amount of lighting.

Chris Kueffner asked for more information on the differences in the plans. Mr. Toledano said the height requirements are a major difference. There is no longer a road planned through the site. This market area will not include residences.

Ruth Moynihan asked about service access to the Storrs Commons and University Plaza buildings. Mr. Toledano said there will be access in the back of those buildings.

Mr. Toledano said the parking, traffic, and stormwater studies have been updated as part of the application.

## **5. Review of Storefront Colors**

Mr. Toledano said that the storefronts on 1 Dog Lane and 9 Dog Lane still need to be painted. The buildings are supposed to include 3 levels of colors. They are working with historical paint colors. Mr. Toledano went over each color for each storefront.

Frank McNabb asked if all the colors will be the same in Phase 1B. Mr. Toledano said he thought most will be similar but there could be some differences.

Mr. Toledano said that Leyland reviews and approves awning and sign designs by the tenants and then they go to the Town Zoning Agent for approval.

## **6. Adjourn**

The next meeting will be October 16, 2012 at 5 pm to review the sustainability guidelines against the buildings and intermodal transportation center, if the architects are ready.

The meeting adjourned at 6:30 pm.

*Minutes prepared by Cynthia van Zelm*